

PUBLIC HEARING--June 16, 1965

Appeal #8211 Anthony J. Castro, appellant.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and unanimously carried the following Order was entered on June 22, 1965:

**ORDERED:**

That the appeal for a variance from the minimum lot width and area requirements of the R-4 District to permit erection of two single family row dwellings at 217 - 9th Street, S.E., lot 820, square 923, be granted.

As the result of an inspection of the property by the Board, and from the records and the evidence adduced at the hearing, the Board finds the following facts:

(1) Appellant's lots have a frontage of 13.75 feet each on 9th Street and extend back 109.08 feet to a public alley in the rear. The lots contain an area of approximately 1500 square feet each.

(2) Appellant is unable to secure additional land to make his lots conform to the present regulations.

(3) Appellant's lots compare favorably in width and area with other lots in the neighborhood.

(4) The design and location of the improvements are in harmony with the existing construction within the block.

(5) There was objection to the granting of this appeal registered at the public hearing. There were also petitions and letters in favor of the granting of the appeal. The Capitol Hill Southeast Citizens Association and the Capitol Hill Restoration Society voted in favor of the granting of this appeal.

**OPINION:**

The Board is of the opinion that appellant has proven exceptional and undue hardship inherent in the land resulting in exceptional and undue hardship upon the owner.

We are further of the opinion that the erection of these two dwellings will have no adverse affect upon the value and stability of the district in which located and will not affect adversely conditions of light and air to adjoining properties.